



# Why the Sellers Love this House!

So much to Love!  
This is Good to know.

**Welcome Home to 811 Redan!** This incredible 1925-vintage home was thoughtfully expanded by the previous owner who was an architect, and cherished and lovingly maintained by the Sellers. The 3BR / 2BA home is light and bright, and features an extraordinary mix of vintage Heights charm and modern amenities for daily living that bring together the best of a natural environment with “15-minute city” convenience to the vibrant Heights area, Downtown Houston, The Galleria, Memorial Park and much, much more!

811 Redan features the following recent updates, upgrades and renovations:

- 2018 new Navien tankless hot water heater
- 2020 new Trane heat and air conditioning with disinfecting UV blue light filter
- 2020 new exterior house paint and trim including original screens by Nixcon, Inc.
- 2021 new custom carport by the Heights #1 custom garage builder, Rod Frego.
- 2021 new Bosch five-burner stove with restaurant-grade VentAHood exhaust fan
- 2022 whole house power surge protection
- 2022 new roof
- 2022 new Maytag dishwasher
- 2022 new fence

The Sellers love this home and community for many reasons ... and you will, too! In their own words:

- 1) *There is something special about living in a home that was built in 1925. A home built by craftsmen that took such pride in their work and owners that took such loving care of the home that it still displays its original screen windows. Nearly 100 years have passed and this house has not only endured but it is as beautiful as ever!*
- 2) *The feel of this house, the backyard with the charming patio, the herb garden, fountain and mature trees plus the friendly neighborhood all make us feel that we are living in a quiet, relaxed small town rather than a big city with skyscrapers.*
- 3) *The Heights is an absolute gem where neighbors get out to walk, local restaurants are fabulous and you can be downtown watching world class performances of the symphony, ballet, opera or major sporting events literally 15 minutes from your front door. Where else in Greater Houston can you do that!?*